

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8639 English Village Construction Corp., appellant

The Zoning Administrator District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 30, 1966.

EFFECTIVE DATE OF ORDER: April 19, 1966

ORDERED:

That the appeal for a variance from the provisions of Section 7202.1 to permit waiver of one off-street parking space at 3808 Fulton Street, N.W., lot 10, square 1812, be granted.

From the records and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellant's property is located in the R-2 District.
- (2) Appellant has completed about 80% of the work on a single-family dwelling.
- (3) Appellant's lot has a 30 foot frontage on Fulton Street and a depth of 125 feet. The lot contains 3750 square feet of land.
- (4) Appellant's plans were to place his parking at the rear of the lot.
- (5) The public alley to the rear of the property is not open.
- (6) The Department of Highways and Traffic have no plans to open the public alley.
- (7) Appellant's lot is too narrow to provide access to the rear of the lot from Fulton Street.
- (8) There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations, and that a denial of the request will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.